


**INVESTOR NUMBER: 703 011-5463554**

**Wells Fargo Bank, N.A. CM #: 279202**

**MORTGAGOR(S): CHARLES R. MORETZ AND TINA A. MORETZ**

Grantee's Address:  
Secretary of Housing and Urban Development  
c/o Michaelson, Connor & Boul  
4400 Will Rogers Parkway  
Suite 300  
Oklahoma City, OK 73108-183

  
20130315000108420 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
03/15/2013 11:30:17 AM FILED/CERT

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

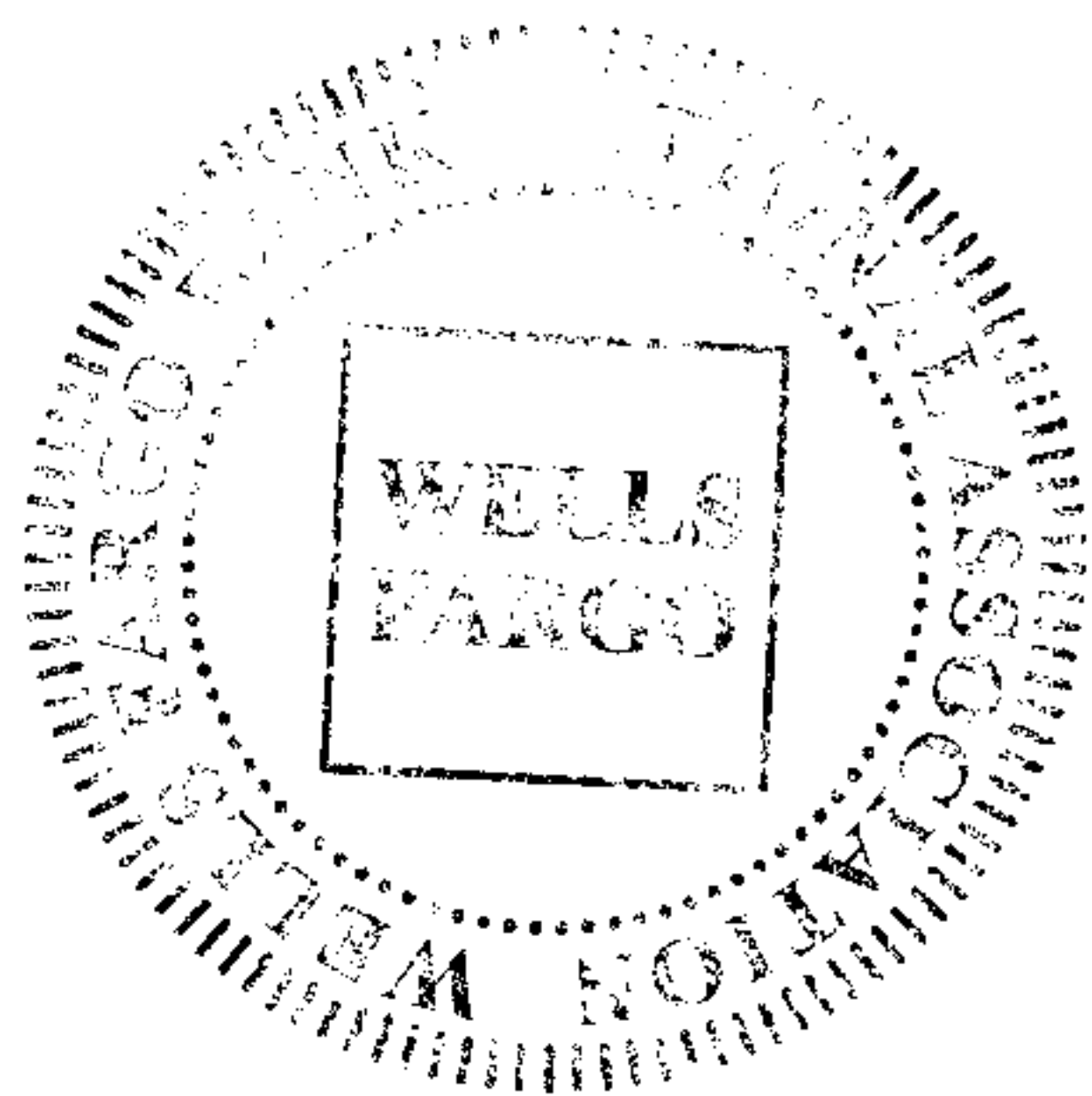
KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Wells Fargo Bank, N.A.**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 134, according to the Survey of the Reserve at Timberline, as  
recorded in Map Book 34, Page 117 A, B, C and D, in the Probate  
Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 15<sup>th</sup> day of FEBRUARY, 2013.



WELLS FARGO BANK, N.A.

By: [Signature]

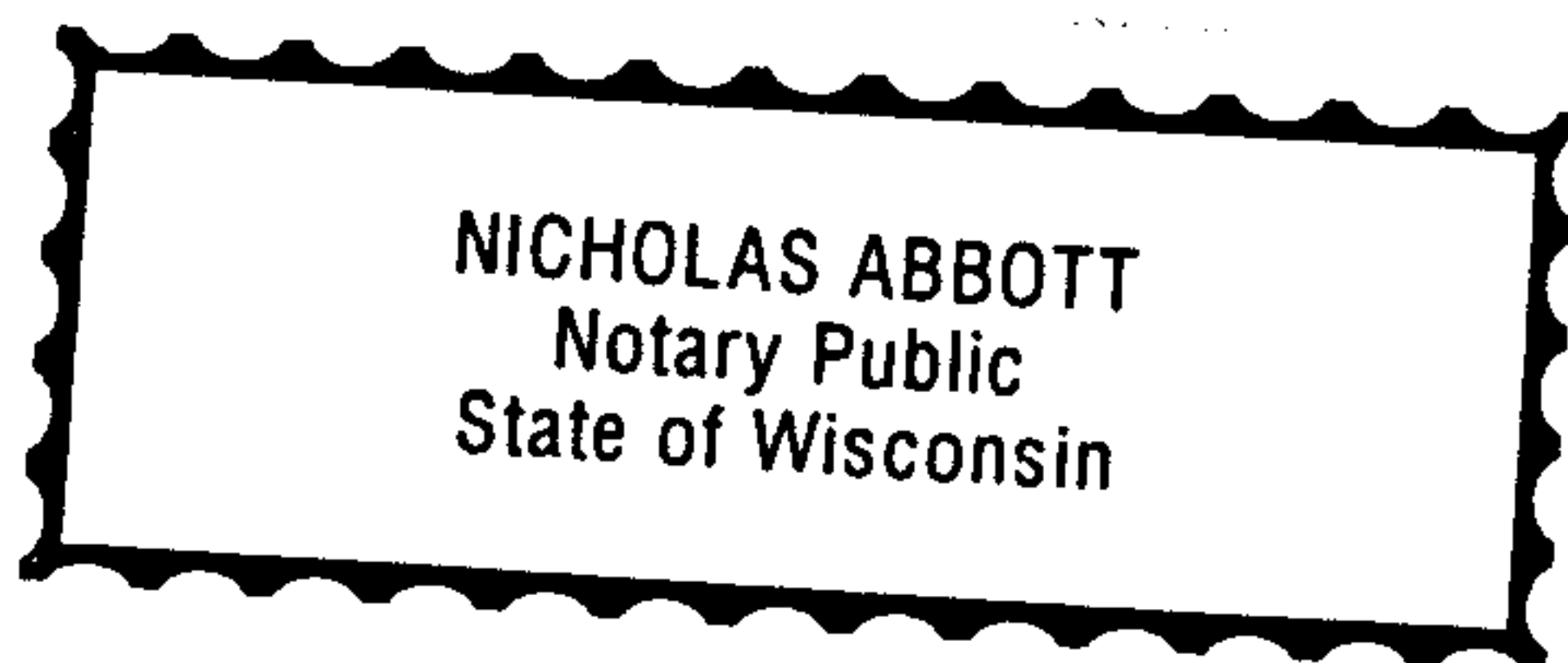
Its: KATHLEEN WILSON, VP

STATE OF WISCONSIN )

COUNTY OF MILWAUKEE )

I, Nicholas Abbott, a Notary Public in and for said County in said State, hereby certify that Kathleen Wilson, whose name as Vice president of Wells Fargo Bank, N.A., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such Vice president, and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand this the 15<sup>th</sup> day of February, 2013.



[Signature]

Notary Public

My Commission Expires: 3/9/14

THIS INSTRUMENT PREPARED BY:

Ginny Rutledge  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
P. O. Box 55727  
Birmingham, AL 35255-5727



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# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Wells Fargo Bank, N.A.  
c/o Wells Fargo Bank, N.A.

Mailing Address MAC # X2505-01A  
1 Home Campus  
Des Moines, IA 50328

Property Address 2119 Timberline Drive  
Calera, AL 35040

Grantee's Name Secretary of Housing and Urban  
Development  
c/o Michaelson, Connor & Boul  
Mailing Address 4400 Will Rogers Parkway  
Suite 300  
Oklahoma City, OK 73108-183

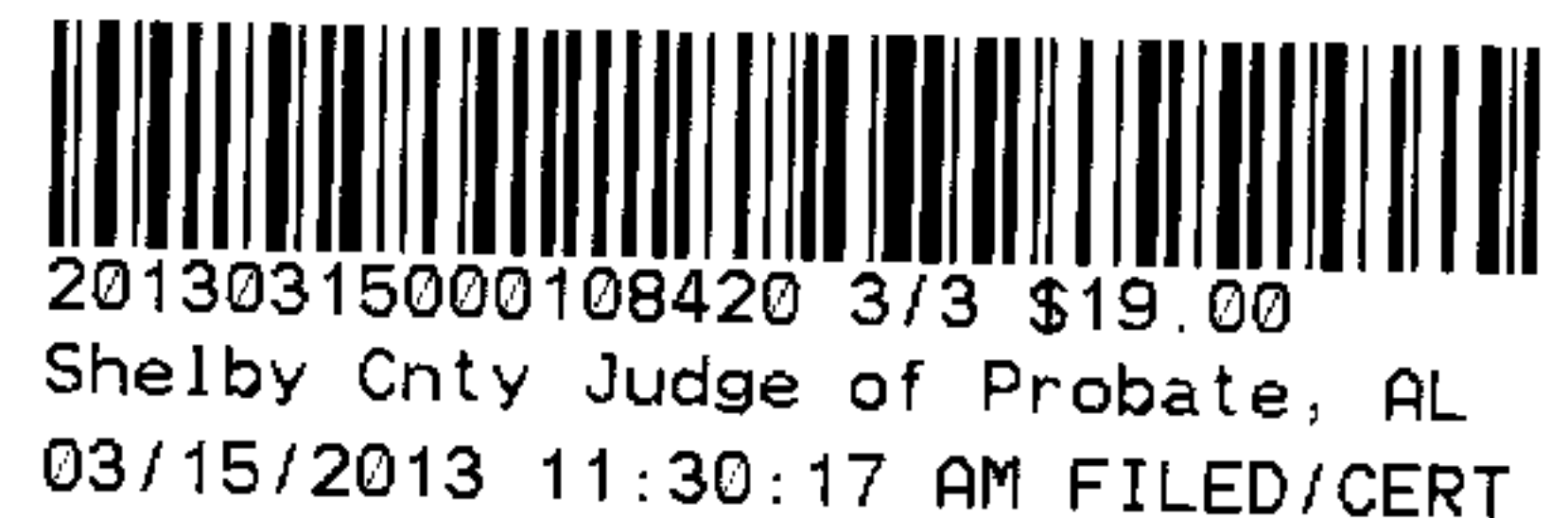
Date of Sale February 15, 2013

Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 151,784.13  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)  
(Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☐ Other Foreclosure Bid Price  
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required  
this form is not required.



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## Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_

\_\_\_\_ Unattested

(verified by)

Print Kayla Carlile Bates, foreclosure specialist

Sign Kayla Carlile Bates  
(Grantor/Grantee/Owner/Agent) circle one